

McDonald's Restaurant
1 Red Pump Road, Bel Air, MD
Community Input Meeting

DATE: January 5, 2010

TIME: 7:00 pm

LOCATION: McDonald's Restaurant
1 Red Pump Road
Bel Air, MD 21224

PRESENT: Representing the developer:

Lee May	McDonald's USA, LLC	Area Construction Manager
Almous Harrod	McDonald's USA, LLC	Restaurant Operations Manager
Greg Jugo	McDonald's USA, LLC	Area Supervisor (Operations)
Nicole LaForce	McDonald's USA, LLC	Restaurant General Manager
Valek Zarski	Baltimore Land Design Group	Civil Engineer

From the Community:

See sign-in sheet (attached). Some attendees did opt to not sign-in.

PURPOSE: The purpose of the meeting was to present the concept/draft plans for the redevelopment of the existing McDonald's site and to solicit comments and address any questions or comments that the community may have regarding the proposed project.

PROCEEDING:

The meeting was opened at approximately 7:10 by Mr. Lee May. A brief introduction of the team representing the developer was provided. The purpose of the meeting and the current status of the project followed. The meeting then proceeded with a description of the proposed redevelopment of the site including a presentation of the following 24"x36" color exhibits:

- The existing site plan
- The proposed site plan
- The proposed building exterior elevations

A hand-out (attached) was then distributed to the attendees with a description of its contents that included:

- A project summary and notes
- The exterior building elevations
- 3D renderings of the building
- The proposed building floor plan
- The proposed site plan

The presentation of the project was concluded and the meeting was opened to questions and comments as summarized in the following *Discussion* section.

DISCUSSION:

The following issues were discussed between the attendees at the meeting:

	Comment or Concern	Description of Comment or Concern	Response/Action Items
1.	The number of fixtures in the restrooms of the proposed building	Several attendees expressed concern that the number of fixtures (toilets/urinals) in the proposed building will be inadequate (too few).	Mr. May will review the number of fixtures with the architect and try to accommodate the request to add additional fixtures if they are warranted and it is feasible.
2.	The number of seats in the proposed restaurant	Several attendees expressed concern that the number of seats in the proposed building will be inadequate (too few).	Mr. May will review the historical and anticipated peak demands to see if additional seats are warranted. If necessary, he will review the proposed seating area with the architect to try to accommodate additional seats
3.	Type of seating	Several attendees inquired as to the type and style of seating that is being proposed. More particularly the height of the seats, arrangement of seating and the seating materials.	Mr. May explained that the seating layout that is shown on the floor plan is only a prototype concept at this time and that a detailed seating layout for this restaurant will be prepared by a seating and décor designer. The seating will likely have a mix of booths, tables, bar height, fixed and freestanding furniture designed with areas to accommodate social, family and "quick-use" patrons.

4.	Location of the Redbox DVD rental kiosk	Two attendees questioned where the Redbox unit will be located (not shown on either the site plan or floor plan). They noted the location of the existing unit creates some circulation issues in its vicinity with patrons visiting the unit.	Mr. May explained that the proposed location of the Redbox unit had not been addressed at the concept level and that McDonald's will review all options for its location with Redbox and try to find a better alternate location on the site or consider the use of an interior unit.
5.	Oversize vehicle parking	Two attendees (customers) questioned where large vehicles such as trucks or vehicles with trailers will park	Mr. May pointed out that they should be able to park in the same area of the site behind the Red Pump Center where they currently park and that an access point on St. Francis is being proposed to provide an easier ingress/egress point for not only customers with larger vehicles, but to also better accommodate emergency vehicles.
6.	Visibility of Red Pump Center	A representative of Red Pump Center questioned if the location of the proposed building will be different than that of the existing building. He is concerned that any changes to the size and location of the McDonald's building will affect visibility or lines of sight for their tenants.	Mr. Zarski presented a site plan that shows the existing site plan with the proposed improvements overlay. Although the proposed building will not be built on the same footprint as the existing, it will oriented in the same way as the existing. The proposed building will be approximately 20 feet closer to Red Pump Road than the existing. Mr. Zarski will provide a "lines of sight" drawing and forward it to the representative of Red Pump Center for further clarification.
7.	Number and location of parking spaces	Several attendees expressed concern that the number of convenient (close to the building) parking spaces was being reduced	Mr. May and Mr. Zarski will review the proposed site plan to determine if any additional parking spaces can be added close to the building. They further explained that the number of parking spaces were being reduced to address storm water management requirements.
8.	Location of handicapped parking spaces	Several attendees questioned where the handicapped parking spaces will be located	The handicapped parking spaces were pointed out on the site plan and it was explained that the location was selected to avoid the need for any handicapped patrons to have to cross a vehicle travelway.
9.	ADA accessibility	One attendee questioned whether the new building will have larger vestibules and be more ADA accessible	Mr. May confirmed that the new building and site improvements will be completely ADA accessible.
10.	Drive-through lane configuration	One attendee asked for further clarification of the drive-through lane layout	Mr. May explained the drive-through layout and that the new drive-through lane will have an "escape" lane to avoid trapping vehicles in the lane like the current configuration
11.	Playland	Several attendees questioned whether the new building will have a playground or play area	Mr. May stated that the new building will not have a Playland
12.	Deliveries	One attendee questioned how deliveries will be made	Mr. May described the delivery process and where the delivery truck will park on the site noting that the McDonald's new delivery process is much quicker. Mrs. LaForce added that there are two general deliveries per week and that they are scheduled for 3:00 am to minimize any disruptions to the operation. Bread deliveries are by a separate truck and occur during normal operating hours.
13.	Truck turning radii	One attendee questioned whether the turning radii for trucks was considered with the design of the new layout.	Mr. May and Mr. Zarski explained that the delivery trucks were considered with the design and that the width of several internal entrances were widened to better accommodate trucks.

The meeting adjourned at 8:30 with several individual discussions following adjournment.

These notes represent the presenter's summary of the meeting and it is not a transcript, however, an attempt was made to capture all general comments, questions and concerns.

Submitted by:

Lee May

Lee May
Area Construction Manager
McDonald's, USA, L.L.C.
Developer

Attachments:

- Sign-in sheet
- Hand-out

Rock Springs
19-0159

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